



5 Ruddiman Drive | Laurencekirk | AB30 1GB

Offers Over £230,000

£5,000 Below Home Report Valuation

T. DUNCAN & CO.

Solicitors • Estate Agent





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This delightful three-bedroom detached villa is situated in the sought-after town of Laurencekirk, offering easy commuting to Aberdeen & Dundee via the A90 or rail link. Set in a quiet residential area of the town this is a must view property for any family looking for that ideal home. Comprising of lounge, cloakroom, dining kitchen, three bedrooms and family bathroom, resin driveway with garage, enclosed rear garden with garden room providing that extra space for a home office. The property benefits from gas central heating and double glazing.

- Detached villa
- Lounge: 10'6 x 15'7 (3.23m x 4.79m)
- Cloakroom: 2'9 x 5'5 (0.88m x 1.69m)
- Dining Kitchen: 18'7 x 11'2 (5.69m x 3.43m)
- Bathroom: 7'9 x 5'8 (2.41m x 1.78m)
- Master Bedroom: 11'5 x 14'1 (3.52m x 4.31m)
- Bedroom 2: 11'6 x 10'6 (3.53m x 3.23m)
- Bedroom 3: 8'5 x 9'0 (2.60m x 2.76m)
- Garden Room: 10'0 x 9'2 (3.05m x 2.81m)
- Garage
- Front and rear gardens



Entrance hallway: Composite front door, staircase leading to the upper level and radiator.

Lounge: Double doors lead to the front facing lounge decorated in neutral colours, window flooding the room with natural light, two radiators and ample sockets.

Cloakroom: White, two-piece suite comprising toilet, wash hand basin, radiator, and window.

Dining kitchen: Fitted to base and wall units with coordinating worktops incorporating white sink with mixer tap, undercounter space for plumbed in washing machine and dishwasher, space for under counter fridge, integrated freezer, electric oven, island with gas hob island with cupboards below provide further storage, ceiling extractor, shelved storage cupboard, Karndean flooring, ample space for dining, two radiators, and double doors leading to the rear garden.

On the upper landing there is a shelved cupboard, access to the loft space, radiator, and window.

Bathroom: Three-piece white suite comprising toilet, wash hand basin, bath with power shower, large mirror, tiled floor, tiled walls to dado height with the bath area tiled to the ceiling, and radiator.

Master bedroom: Front facing with window, radiator, built in wardrobes with shelves and hanging rail.

Bedroom 2: Rear facing with built in wardrobes with shelves and hanging rail, radiator, and window,

Bedroom 3: Front facing with window, shelved storage cupboard which is shelved with hanging rail and radiator.

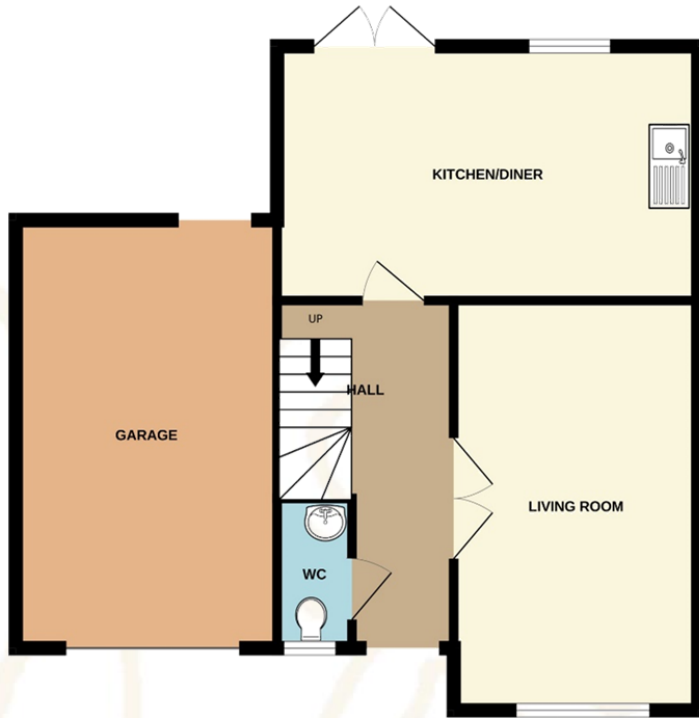
Garden Room: Fully insulated, double glazed and is supplied with power and light, ideal for the home office for those wishing to work from home, hobby room or just chilling enjoying the garden views.

Outside: To the front the driveway is laid to resin (8-year warranty remaining) leading to the single garage with up and over door and power & light, the driveway provides parking for several vehicles, border and pathway to the side of the property. The enclosed rear garden is laid to slabbed patio area, grass, raised flower beds, access to the front of the property, enclosed area to the other side with outside tap. The garden room is fully insulated, double glazed and is supplied with power and light, ideal for the home office for those wishing to work from home.

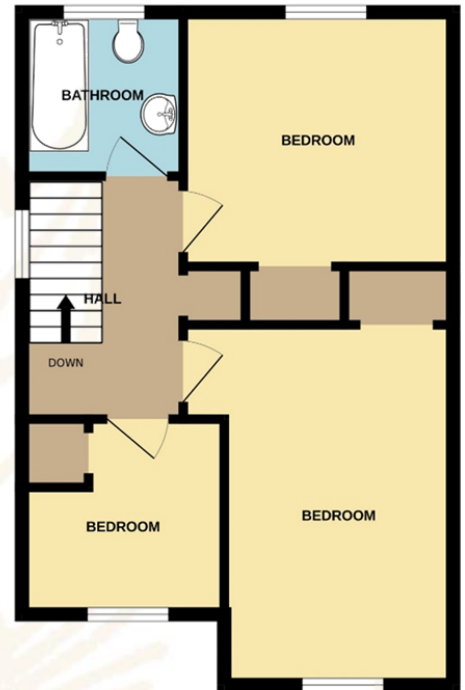




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023

Services: Gas Central Heating and Double Glazing

Fixtures & Fittings: Carpets, blinds & light fittings.

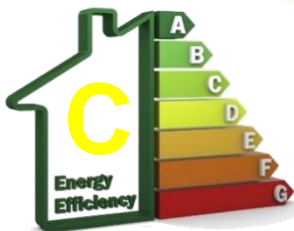
Local Authority: Aberdeenshire Council

Council Tax Band: E

Post Code: AB30 1GB

Home Report: Contact our Property department if you wish us to e-mail a copy of the Report free of charge or to send the URL for you to download

Viewing: By arrangement through agent



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N.B. The foregoing particulars are believed to be accurate. They have been carefully prepared for the guidance of intending purchasers but their accuracy is not guaranteed and they do not form part of any contract of Sale. All measurements are approximate and have been made using an electronic measuring device. The measurements may, therefore, be subject to a slight margin of error. Should the size of any measurement be essential then intending offerers are strongly advised to check carefully for themselves. Prospective purchasers are requested to note their interest with the selling agents in order that they may be advised of any closing date etc. No member of staff of T. Duncan & Co. has authority to give any undertaking or assurance in respect of this or any other property. Please note that none of the services/systems have been tested by our clients or their agents and no warranty is given regarding the condition of same. Please note that this is a draft Schedule.

For a free no obligation valuation of your own property call our Property Department on 01674 672353.